

UNITS 1&2

STUART CLOSE TRADE PARK, PENARTH RD, CARDIFF CF11 8QF

TWO WAREHOUSE/INDUSTRIAL UNITS THAT CAN BE SPLIT

ESTABLISHED TRADE AND INDUSTRIAL/DISTRIBUTION LOCATION

CLOSE PROXIMITY TO CARDIFF CITY CENTRE

SECURE REAR YARD AND TWO LOADING DOORS PER UNIT

TO BE REFURBISHED



TO LET 3,783 - 17,790 SQ FT (351 - 1,652 SQ M)

ESTABLISHED TRADE AND INDUSTRIAL / DISTRIBUTION LOCATION

LOCATION

- > Two miles south west of Cardiff city centre.
- > Great prominence onto A4160 which is the main road from Cardiff centre and the train station to Penarth and A4232 ring road.
- > Established trade and industrial/distribution location.



DESCRIPTION

- > To be refurbished.
- > Two warehouse/industrial buildings that can be split, or combined.
- > Insulated metal profile sheet roof.
- > Concrete floor.
- > Fitted office accommodation.
- > Two loading doors for each unit, one at each gable end.
- > Shared secure yard.
- > High car parking ratio.

ACCOMMODATION

Measured on a GIA basis.

	SQ FT	SQ M
Unit 1 Stuart Close		
Warehouse and GF Office	7,732	718.3
First Floor Office	2,298	213.5
Unit 1 Total	10,030	931.8
Unit 2 Stuart Close		
Warehouse & Office	7,760	720.9
TOTAL	17,790	1,652.1
Unit 2 can be split to provide 3,783 sq ft (351.5 sq m)		

SITE PLAN



PLANNING We understand the property benefits from B1 (Light Industrial) and B8 (Storage and Distribution) Use. We recommend interested parties make their own inquiries from Cardiff City Council.

EPC RATING Band C.

ESTATE CHARGE Will be levied for the maintenance of the access roads, landscaping and common areas.

TERMS Available on sub-lease/assignment on terms to be agreed.

BUSINESS RATES The property is identified by the valuation office as a Warehouse & Premises with a rateable value assessment of £78,000 - Currently rated together, re-assessment required if taken separately.

For rates payable please contact the marketing agents.

LEGAL COSTS Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT All terms quoted are exclusive of VAT where applicable.

RENT Upon application.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION Please contact the joint agents:



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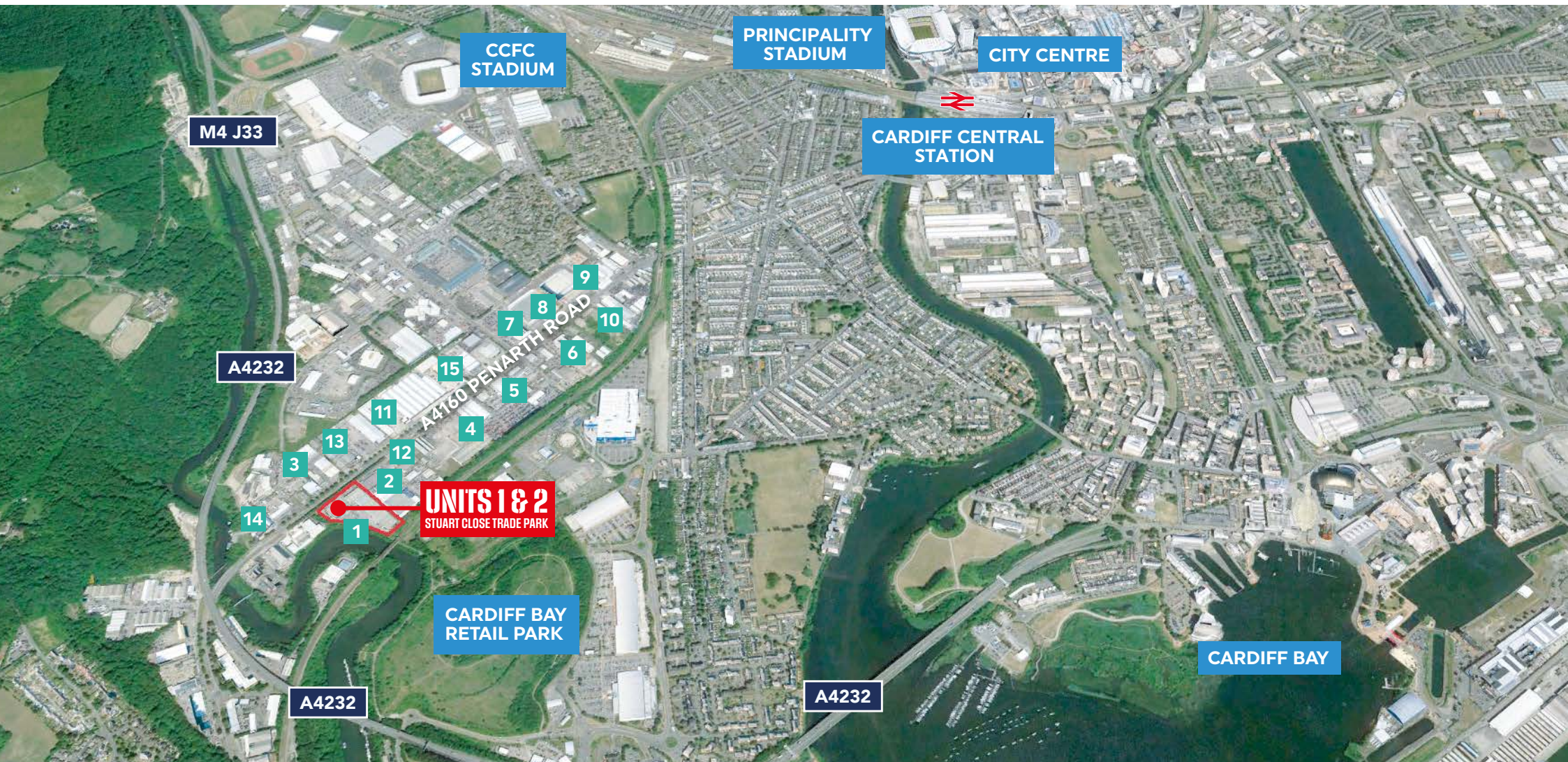
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SITUATION



OCCUPIERS IN THE AREA INCLUDE:

- 1 Stuart Close Trade Park
- 2 Edmunson Electrical
- 3 Screwfix
- 4 The Carshop

- 5 Renault
- 6 Wessex Kia / Hyundai
- 7 Honda
- 8 Royal Mail

- 9 Halfords
- 10 Fordthorne
- 11 Dreams
- 12 1st Self Access Storage

- 13 National Tyres & Autocare
- 14 Force 4 Chandlery
- 15 LokaStore

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